



**CITY OF PLEASANT HILL
CITY COUNCIL AGENDA
FEBRUARY 27, 2006
(Immediately Following the Redevelopment Agency Meeting)**

**City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523-3323
(925) 671-5267**

Telephone

(925) 671-5267

**MAYOR TERRI WILLIAMSON
COUNCILMEMBER SUE ANGELI
COUNCILMEMBER JOHN HANECAK**

**VICE MAYOR DAVID DURANT
COUNCILMEMBER MICHAEL HARRIS**

WELCOME TO THE CITY COUNCIL MEETING!

Members of the audience may speak on any matter within the City Council's jurisdiction. To do so, you must fill out a speaker's card, available at the lectern, and turn it in to the City Clerk. **All comments on matters not listed on the agenda will be taken during the "Public Comment" section of the agenda. Comments on matters listed on the agenda will be taken during the consideration of that agenda item.** Comments are generally limited to three minutes. All matters listed under "Consent Calendar" are considered by the Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Councilmember prior to the time Council votes on the motion to adopt.

Agenda Packets Available for Review: At City Hall - City Clerk's Office (100 Gregory Lane); Central County Library - Reference Section (1750 Oak Park Boulevard); and the Pleasant Hill Police Department (330 Civic Drive).

Attention Hearing Aid Wearers: The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the City Clerk.

City Council Meeting Broadcasts: City Council meetings are videotaped and broadcast on Comcast Channel 26 at 7:30 p.m. on the Wednesday following the meeting.

1. ROLL CALL

2. PRESENTATIONS

- 2.1 PRESENTATION by the Campaign for College Opportunity (Jessie Ryan). (15 minutes)
- 2.2 PRESENTATION of \$3,000 Donation from State Farm Insurance for the Student Showcase to Be Held May 11, 2006 and May 18, 2006. (5 minutes)
- 2.3 INTRODUCTION of Peter W. Dunbar, Pleasant Hill's Newly Appointed Chief of Police. (10 minutes)

3. PUBLIC COMMENT: The public is welcome at this time to address the City Council on any item within the City's jurisdiction not listed on the agenda. Comments are limited to three minutes per speaker.

4. CONSENT CALENDAR (5 minutes)

- 4.1 APPROVE Checks for February 3, 2006, February 17, 2006 and February 20, 2006.
- 4.2 APPROVE Minutes of Joint City Council and Redevelopment Agency Meeting on January 9, 2006; Special City Council Meeting on January 30, 2006; and Regular City Council Meetings on January 23, 2006 and February 6, 2006.
- 4.3 ACCEPT Status Report on Contra Costa Transportation Authority and TRANSPAC.

4. CONSENT CALENDAR (5 minutes) (Continued)

- 4.4 ADOPT Resolution No. ____-06 Amending the City Council Rules and Procedures Regarding the Consent Calendar.

5. PUBLIC WORKS & COMMUNITY DEVELOPMENT

- 5.1 PUBLIC HEARING on proposed General Plan Amendment (GPA 05-001) and Rezoning (RZ 05-002) for the Back Forty Texas Barbeque Restaurant, 100 Coggins Drive. (10 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)

[Opportunity for Public to Comment on Item 5.1.]
[These matters will be acted on under Items 5.3 and 5.4.]

- 5.2 PUBLIC HEARING on proposed General Plan Amendment (GPA 05-002) and Specific Plan and Rezoning (RZ 05-003) for the Contra Costa Center Area. (1 hour)

[Opportunity for Public to Comment on Item 5.2.]
[These matters will be acted on under Items 5.3 and 5.5.]

- 5.3 ADOPT Resolution Certifying a Mitigated Negative Declaration for the Back Forty Texas Barbeque Restaurant, Adopting a Statement of Facts Pertaining to a Final Supplemental Environmental Impact Report for the Contra Costa Center Specific Plan and Approving a General Plan Amendment. (10 minutes)

(The General Plan Amendment would change the Land Use designation of 100 Coggins Drive from Office to Commercial and Retail, would change the Land Use designation of the Fair Oaks Market at 2465 Buskirk Avenue and the adjacent vacant Meyer property from Commercial and Retail to Mixed Use, and would change the maximum allowable Floor Area Ratio for the Contra Costa Center Area from 0.40 to 0.75.)

[Staff Report](#)
[Attachment](#)
[Resolution](#)

[Opportunity for Public to Comment on Item 5.3.]

- 5.4 INTRODUCE an Ordinance Approving RZ 05-002, Changing the Zoning Map Designation of 100 Coggins Drive from PAO – Professional and Administrative Office to RB – Retail Business. (10 minutes)

[Staff Report](#)
[Attachment](#)

[Opportunity for Public to Comment on Item 5.4.]

5. PUBLIC WORKS & COMMUNITY DEVELOPMENT (Continued)

- 5.5 INTRODUCE an Ordinance Approving RZ 05-003, Changing the Zoning Map Designation of the 12.8 Acre Contra Costa Center Area from *RB Retail Business* and *R-7 Single Family Residential* to *PUD Planned Unit Development* and Approving the Contra Costa Center Specific Plan. (10 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)

[Opportunity for Public to Comment on Item 5.5.]

6. COUNCIL ANNOUNCEMENTS & REPORTS

- 6.1 ACKNOWLEDGEMENT of Attendees to the Contra Costa County Mayors' Conference on March 3, 2006 Hosted by the City of Clayton. (5 minutes)
[Opportunity for Public to Comment on Item 6.1]

7. CLOSED SESSIONS

- 7.1 CONFERENCE WITH LABOR NEGOTIATOR
Government Code Section 54957.6
City Negotiators: City Manager and Human Resources Director
Bargaining Unit: Pleasant Hill Police Association
- 7.2 CONFERENCE WITH LABOR NEGOTIATOR
Government Code Section 54957.6
City Negotiators: City Manager
Unrepresented Employee Group: Management Unit

8. ADJOURNMENT

Future City Council Meetings: March 6, 2006; March 20, 2006
April 3, 2006; April 17, 2006